



April 14, 2023

ENC B&B, LLC dba Board & Brew Encinitas invites you to attend a
NEIGHBORHOOD MEETING

CASE No.: MULTI-005975-2023, USE-005977-2023, DR-005976-2023, CPP-005978-2023

Address: 119-A N. El Camino Real, Encinitas, CA 92024

This project is for a request for a Minor Use Permit (MIN) to obtain approval to add a Type 41 on-sale beer and wine eating place license and a Design Review Permit (DR) for an exterior remodel of an existing tenant space for a new Board & Brew restaurant to be located at 119-A N. El Camino Real, Encinitas, CA 92024. Board & Brew offers a wide variety of substantial menu items that focuses on fresh ingredients.

Board & Brew is dedicated to offering food with quality and unparalleled flavors. As longtime San Diego residents and proud business partners, Board and Brew's principals take pride in serving their neighbors with quality, respect, and long-held tradition. Board and Brew's handmade specialty sandwiches, crunchy salads, healthy wraps and craft beer – loyally crafted from family recipes that have been handed down by three generations – are beloved by families all over the county. And having made many positive memories throughout San Diego they couldn't wait to be part of the neighborly scene and this bustling part of Encinitas.

They serve high-quality sandwiches, salads, and other offerings that also just happens to serve beer alongside those tasty meals. They have simple, healthy options the whole family can enjoy. They also take great pride in their local-baked breads (squaw, sourdough and French baguette) delivered fresh every morning, and their hand-sliced fine meats. Avocado, sunflower seeds, sprouts, tomato, cucumbers and pepperoncini peppers are just some of our healthy options, and they take pride in our homemade sauces and dressings. Board & Brew Encinitas is applying to add a Type 41 on-sale beer and wine eating place alcohol license to its newest location in order to complement its delicious menu offerings for dine in, carry out, delivery and/or catering. Proposed alcohol service hours will be seven days a week 8am until 12:00 am inside and 10pm on the patio.

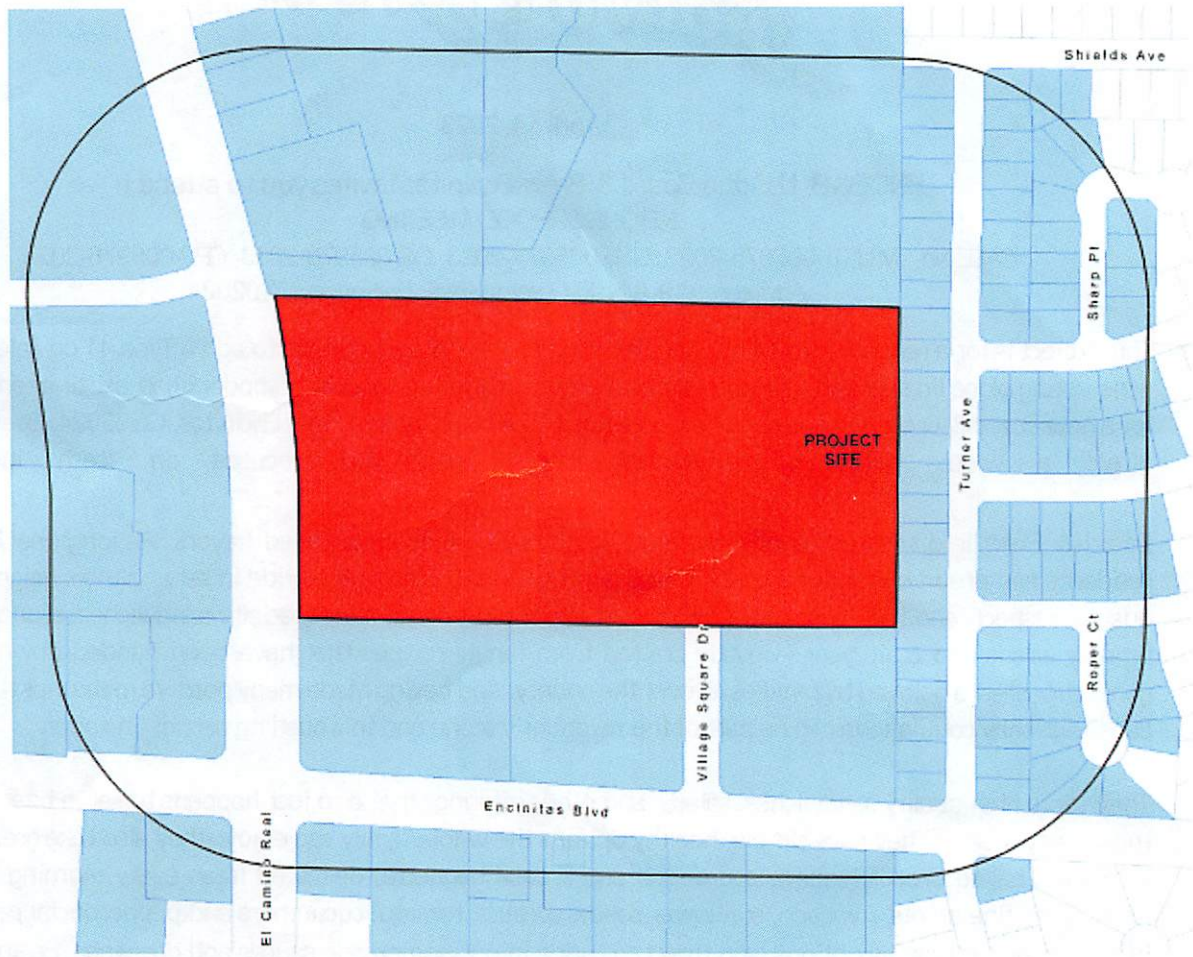
The project site is zoned General Commercial – (GC). It's surrounded by a mix of retail, businesses, restaurants, and office buildings to the north, south, and west with residential homes to the east. The property is owned by TRC Encinitas Village, LLC. We are scheduling a meeting to answer any questions and field comments and concerns that the community might have. Plans are available for review upon request. If you are unable to attend the meeting or have questions prior to the meeting, please contact: Matthew Friedrichs, matt@winshiplaw.com; 619-297-0066.

Please join us on:

Thursday, April 27, 2023 6:00pm- 7:00 pm
at 119-A N. El Camino Real, Encinitas, CA 92024

*This notice is being sent to you in fulfillment of the City of Encinitas Citizen Participation Program requirements (E.M.C. 23.06). This outreach effort to our neighbors is necessary because an application for development has been or will be filed with the City of Encinitas, Development Services Department. The sole purpose of this process is to be a preliminary tool for opening a dialogue and to ensure that the project applicants and the citizens both have an opportunity in the planning process to discuss, understand, and try to resolve neighborhood issues related to potential impacts of a proposed project on the surrounding neighborhood. It is not meant to necessarily change or prevent a project as proposed. Please continue to monitor any notices you receive as changes may be made to the project before the final decision is made. Questions about this notice and the proposed development should be directed to the contact person and/or information above. Questions regarding the Citizen Participation Program should be directed to the Development Services Department at (760) 633-2710.

Vicinity Map



119-A.N. El Camino Real, Encinitas, CA 92024